

WORKOUT FOR LEGAL PRE-PETITION
PALMS CROSSING TOWN CENTER - BIG LOTS
INTEREST & LATE FEES THROUGH 9/8/2024

Run Date: 12/2/2024

Lease Information If payment not received when due:

Interest per month: 0.10% Late Fee Percent: 0.00% Or Late Fee Amount: 250.00 Lease Expiration: 1/31/2032

Date		Income category	Period Open Amount	Prorated Open Amount	Cumulative Open Amount	Cumulative Interest	Period Late Fee	Balance Due end of Period
9/1/2022	BRT	BASE RENT Sep-22	-2,829.16	-2,829.16 -2,829.16	-2,829.16	0.00	0.00	-2,829.16
1/1/2024	BRT	BASE RENT Jan-24	90.12	90.12 90.12	-2,739.04	0.00	250.00	-2,489.04
2/26/2024	CMF	FIXED CAM MONTHLY	-90.12	-90.12				
2/26/2024	CMF	FIXED CAM MONTHLY Feb-24	-87.50	-87.50 -177.62	-2,916.66	0.00	0.00	-2,666.66
8/25/2024	TPY	TAX PRIOR YR Aug-24	95,889.95	95,889.95 95,889.95	92,973.29	92.97	250.00	93,566.26
9/1/2024	BRT	BASE RENT	23,333.33	6,222.22				
9/1/2024	CMF	FIXED CAM MONTHLY Sep-24	3,094.29	825.14 7,047.37	100,020.66	100.02	250.00	100,963.65
Total				100,020.66		192.99	750.00	100,963.65

**COLLECTION WORKOUT FOR LEGAL POST-PETITION
PALMS CROSSING TOWN CENTER - BIG LOTS
INTEREST & LATE FEES FROM 9/9/2024 THROUGH 12/31/2024**

Run Date: 12/3/2024

Lease Information If payment not received when due:

Interest per month: 0.10% Late Fee Percent: 0.00% Or Late Fee Amount: 250.00 Lease Expiration: 1/31/2032

Date	Income category	Period Open Amount	Prorated Open Amount	Cumulative Open Amount	Cumulative Interest	Period Late Fee	Balance Due end of Period
9/1/2024	BRT	BASE RENT	23,333.33	17,111.11			
9/1/2024	CMF	FIXED CAM MONTHLY	3,094.29	2,269.15			
		Sep-24		19,380.25	19.38	250.00	19,649.63
12/1/2024	BRT	BASE RENT	23,333.33	23,333.33			
12/1/2024	CMF	FIXED CAM MONTHLY	3,094.29	3,094.29			
		Dec-24		26,427.62	45.81	250.00	46,373.06

Total	45,807.87	65.19	500.00	46,373.06
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Future Charges Through Lease Expiration			Expiration:	1/31/2032	Months Remaining:	85	PALMS CROSSING TOWN CENTER BIG LOTS	
Eff Date	Income Category	Amount	Months	Future Amounts Due	Applicable Tax	Total Due		
12/1/2021	BRT	BASE RENT	23,333.33	85	1,983,333.05	0.00	1,983,333.05	
2/1/2031	CMF	FIXED CAM MONTHLY	3,805.59	12	45,667.08	0.00	45,667.08	
2/1/2030	CMF	FIXED CAM MONTHLY	3,694.75	12	44,337.00	0.00	44,337.00	
2/1/2029	CMF	FIXED CAM MONTHLY	3,587.13	12	43,045.56	0.00	43,045.56	
2/1/2028	CMF	FIXED CAM MONTHLY	3,482.65	12	41,791.80	0.00	41,791.80	
2/1/2027	CMF	FIXED CAM MONTHLY	3,381.22	12	40,574.64	0.00	40,574.64	
2/1/2026	CMF	FIXED CAM MONTHLY	3,282.73	12	39,392.76	0.00	39,392.76	
2/1/2025	CMF	FIXED CAM MONTHLY	3,187.12	12	38,245.44	0.00	38,245.44	
3/1/2024	CMF	FIXED CAM MONTHLY	3,094.29	1	3,094.29	0.00	3,094.29	
12/1/2021	TSH	TRASH PICKUP	1,370.83	85	116,520.55	0.00	116,520.55	
Total Future Charges Through Lease Expiration					<u>2,396,002.17</u>	<u>0.00</u>	<u>2,396,002.17</u>	

Building: PALMS CROSSING TOWN CENTER

Year: 2023

Sq.Ft. Type: GLA

Tenant thru:

Cat	Space	1/30/2023	2/27/2023	3/30/2023	4/29/2023	5/30/2023	6/29/2023	7/30/2023	8/30/2023	9/29/2023	10/30/2023	11/29/2023	12/30/2023	12/31/2023	Weighted Average
		30	28	31	30	31	30	31	31	30	31	30	31	1	365
OCCUPIED	2 XG	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000
OCCUPIED	2 XDB	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
OCCUPIED	2 XE	22,766	0	0	0	0	0	0	0	0	0	0	0	0	1,871
OCCUPIED	2 XM	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000
OCCUPIED	1 XDA	0	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	13,767
OCCUPIED	2 XKA	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000
OCCUPIED	1 XL	50,640	50,640	50,640	50,640	50,640	50,640	50,640	50,640	50,640	50,640	50,640	50,640	50,640	50,640
Vacant	2 XE	0	22,766	22,766	22,766	22,766	22,766	22,766	22,766	22,766	22,766	22,766	22,766	22,766	20,895
Vacant	1 XK	12,623	12,623	12,623	12,623	12,623	12,623	12,623	12,623	12,623	6,000	6,000	6,000	6,000	10,935
		0													
TOTAL		221,029	236,029	236,029	236,029	236,029	236,029	236,029	236,029	236,029	229,406	229,406	229,406	229,406	233,109
VACANT		12,623	35,389	35,389	35,389	35,389	35,389	35,389	35,389	35,389	28,766	28,766	28,766	28,766	31,830
OCCUPIED		208,406	200,640	200,640	200,640	200,640	200,640	200,640	200,640	200,640	200,640	200,640	200,640	200,640	201,278

OCCUPIED	6 RR01	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OCCUPIED	6 LL01	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OCCUPIED	6 RR09	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OCCUPIED	6 LL03	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OCCUPIED	6 LL02	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000
OCCUPIED	6 RR03	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OCCUPIED	6 RR02	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OCCUPIED	6 RR04	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL		18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000
VACANT		0	0	0	0	0	0	0	0	0	0	0	0	0	-
OCCUPIED		18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000

		0													
OCCUPIED	1 G11	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
OCCUPIED	1 G03	0	0	0	0	1,894	1,894	1,894	1,894	1,894	1,894	1,894	1,894	1,894	1,277
OCCUPIED	1 D17	3,123	3,123	3,123	3,123	3,123	3,123	3,123	3,123	3,123	3,123	3,123	3,123	3,123	3,123
OCCUPIED	1 G01	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447
OCCUPIED	1 D11	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280
OCCUPIED	1 D15	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036
OCCUPIED	1 E05	10,451	10,451	10,451	10,451	10,451	10,451	10,451	10,451	10,451	10,451	10,451	10,451	10,451	10,451
OCCUPIED	1 D01	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238
OCCUPIED	1 D04	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575
OCCUPIED	1 D03	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575
OCCUPIED	1 D10	1,911	1,911	1,911	1,911	1,911	1,911	1,911	1,911	1,911	1,911	0	0	0	1,586
OCCUPIED	1 D07A	0	0	0	0	0	0	0	0	0	0	0	0	4,191	11
OCCUPIED	1 D09	2,591	2,591	2,591	2,591	2,591	2,591	2,591	2,591	2,591	2,591	2,591	2,591	0	2,584
OCCUPIED	1 D05	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954
OCCUPIED	1 G07	3,883	3,883	3,883	3,883	3,883	3,883	3,883	3,883	3,883	3,883	3,883	3,883	3,883	3,883
OCCUPIED	1 G13	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440
OCCUPIED	1 D13	2,132	2,132	2,132	2,132	2,132	2,132	2,132	2,132	2,132	2,132	2,132	2,132	2,132	2,132
OCCUPIED	1 G05	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460
OCCUPIED	1 D07	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	0	0	0	0	0	1,061
OCCUPIED	1 G09	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296
OCCUPIED	1 G15	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200
Vacant	1 D07	0	0	0	0	0	0	0	0	1,600	1,600	1,600	1,600	0	535
Vacant	1 D10	0	0	0	0	0	0	0	0	0	1,911	1,911	1,911	1,911	325

Vacant	1 D21	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760
Vacant	1 D23	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Vacant	1 G03	1,894	1,894	1,894	1,894	0	0	0	0	0	0	0	0	0	617
TOTAL INLINE		59,046	59,046	59,046	59,046	59,046	59,046	59,046	59,046	59,046	59,046	59,046	59,046	59,046	59,046
TOTAL VACANT INLINE		12,654	12,654	12,654	12,654	10,760	10,760	10,760	10,760	12,360	12,360	14,271	14,271	12,671	12,237
TOTAL OCCUPIED INLINE		46,392	46,392	46,392	46,392	48,286	48,286	48,286	48,286	46,686	46,686	44,775	44,775	46,375	46,809
TOTAL LEASABLE		298,075	313,075	313,075	313,075	313,075	313,075	313,075	313,075	313,075	306,452	306,452	306,452	306,452	310,155
TOTAL VACANT		25,277	48,043	48,043	48,043	46,149	46,149	46,149	46,149	47,749	41,126	43,037	43,037	41,437	44,067
TOTAL OCCUPIED		272,798	265,032	265,032	265,032	266,926	266,926	266,926	266,926	265,326	265,326	263,415	263,415	265,015	266,087

	Total	GLA	OCC	OCC%	SSOC	GLA	OCC	OCC%	FLOOR	
30	01/30/23	298,075	272,798	91.52%	01/30/23	59,046	46,392	78.57%	5,472	95.00%
28	02/27/23	313,075	265,032	84.65%	02/27/23	59,046	46,392	78.57%	5,184	90.00%
31	03/30/23	313,075	265,032	84.65%	03/30/23	59,046	46,392	78.57%	4,896	85.00%
30	04/29/23	313,075	265,032	84.65%	04/29/23	59,046	46,392	78.57%	4,608	80.00%
31	05/30/23	313,075	266,926	85.26%	05/30/23	59,046	48,286	81.78%	4,320	75.00%
30	06/29/23	313,075	266,926	85.26%	06/29/23	59,046	48,286	81.78%	4,032	70.00%
31	07/30/23	313,075	266,926	85.26%	07/30/23	59,046	48,286	81.78%	3,744	65.00%
31	08/30/23	313,075	266,926	85.26%	08/30/23	59,046	48,286	81.78%	3,456	60.00%
30	09/29/23	313,075	265,326	84.75%	09/29/23	59,046	46,686	79.07%	3,168	55.00%
31	10/30/23	306,452	265,326	86.58%	10/30/23	59,046	46,686	79.07%	2,880	50.00%
30	11/29/23	306,452	263,415	85.96%	11/29/23	59,046	44,775	75.83%		
31	12/30/23	306,452	263,415	85.96%	12/30/23	59,046	44,775	75.83%		
1	12/31/23	306,452	265,015	86.48%	12/31/23	59,046	46,375	78.54%		
365		310,155	266,087	85.82%		59,046	46,809	79.28%		

CITY OF MCALLEN 2023 TAX STATEMENT

MAKE CHECKS/MONEY ORDERS PAYABLE TO:

City of McAllen Tax Office
311 N. 15th Street (Physical Address)
McAllen, TX 78501
(956) 681-1330
Rebecca M. Grimes, RTA/RTC

Date: 11/01/2023
P.I.D: M207500000009A00

BILL #: 048009

Pay online at www.mcallen.net
Payments made via credit card or electronic
check are subject to an additional fee.

RETURN TOP PORTION WITH YOUR PAYMENT



IF PAID BY		AMOUNT DUE
NOVEMBER	30, 2023	666.15
DECEMBER	31, 2023	666.15
JANUARY	31, 2024	666.15
FEBRUARY	29, 2024	712.78
MARCH	31, 2024	726.10
APRIL	30, 2024	739.43

INT 21 461 11

PALM CROSSING TOWN CENTER LLC
PO BOX 2410
COLUMBUS, OH 43216-2410



M207500000009A000000000666158

Pay only one of the amounts above
Prior years not included
Discounts or P & I have been applied

APPROAISED VALUE ASSESSED VALUE		APPROAISED / ASSESSED VALUE IMPROVEMENTS		AGRICULTURE VALUE		TAXABLE VALUE BEFORE EXEMPTIONS		‡EXEMPTIONS	MORTGAGE CODE	BILL NUMBER
145,676		0		0		145,676				048009
LAND										
TAXING UNIT CODE	TAXING UNITS		ASSESSED VALUE (100% RATIO)	TOTAL EXEMPTIONS	NET TAXABLE VALUE	TAX RATE (PER \$100)	LATE APPLICATION PENALTY	TAX AMOUNT DUE		
CML	CITY OF MCALLEN		145,676		145,676	0.457285		666.15		

Property owners who qualify for an Over 65 or Homestead, Disabled and/or Disabled Veterans Exemption may qualify for our Quarterly Payment Plan. To qualify for this plan, you must notify our office and make the 1st installment no later than January 31st. For more information, please contact our office.

*INDICATES 10% CAPPED VALUE - QUESTIONS ON VALUES CALL HIDALGO
COUNTY APPRAISAL DISTRICT AT (956) 381-8466

Property ID Number	M207500000009A00	TAXING UNIT CODE	FREEZE CODE	AMOUNT
Situs Location				
W INTERSTATE HWY 2				
Legal Description				
MCALLEN CONVENTION CENTER LOT 9A COMMON AREA				
ACRES: 2.6754				
FULL MARKET VALUE				145,676
IF PAID BY				AMOUNT DUE
NOVEMBER	30, 2023			666.15
DECEMBER	31, 2023			666.15
JANUARY	31, 2024			666.15
FEBRUARY	29, 2024			712.78
MARCH	31, 2024			726.10
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PENALTY--INTEREST & COLLECTION FEES RESULTING FROM
LATE PAYMENT OF TAXES PAID IN:

FEB, ADD 7%	MAY, ADD 13%	AUG, ADD 19% + 15%
MAR, ADD 9%	JUN, ADD 15%	SEP, ADD 20% + 15%
APR, ADD 11%	JUL, ADD 18% + 15%	OCT, ADD 21% + 15%

KEEP THIS COPY FOR YOUR RECORDS

SEE REVERSE SIDE

CANCELLED CHECK WILL SERVE AS YOUR RECEIPT

INFORMATION ON TEXAS PROPERTY TAX LAW

- 1 A tax lien is AUTOMATICALLY placed on January 1 of each year to insure that taxes are paid. Tax rates are usually set in September and the tax bills are usually mailed on October 1.
- 2 You have from October 1 to January 31 of the next year to pay your taxes without penalty or interest. If you don't pay the FULL amount by January 31st, you will be charged penalty and interest beginning February 1st as reflected on the Tax Statement.
- 3 Penalty and interest is imposed at the statutory rate of 12% penalty and 12%/year interest per year on unpaid taxes WHETHER OR NOT THE TAXPAYER RECEIVED THE TAX BILL. By July, a delinquent taxpayer will have incurred an 18% penalty and interest, and run a high risk of being sued or having their property seized prior to that time.
- 4 If taxes are not paid by July 1, the provision of Chapter 33, Texas Property Tax Code, will necessitate an additional 15% collection fee.
- 5 The Tax Collector does not have ANY legal authority to forgive the penalty or interest charge on unpaid tax.
- 6 On real property (land and buildings), the current owner can be held accountable for any unpaid taxes even for years before she/he bought the property. The new owner is liable for the entire year's tax to the Tax Collector, even if that person bought the property during the year and had their tax prorated with the seller at the time of closing.
- 7 THE TAX OFFICE RECEIVES PROPERTY VALUES VIS-A-VIS THE COUNTY APPRAISAL DISTRICT OFFICE.
- 8 The City Tax Office just COLLECTS property Taxes.
- 9 The COUNTY APPRAISAL DISTRICT (CAD) is a separate local agency and is not a part of the City of McAllen Tax Office. The CAD decides what property is to be taxed, its appraised value, whether to grant exemptions, who the taxable owner is and their address, and what taxing jurisdictions can tax the property.
- 10 PARTIAL PAYMENT OF TAXES IS NOW ACCEPTABLE.

ASSESSMENT RATIO FOR ALL TAXING UNITS IS 100%

‡ Exemption Codes:

A - Agricultural Value

H - General Homestead

* 1-9 - Veterans Disability Level

D - Disability Homestead

S - Senior Citizen Homestead

* The Disabled Veterans Exemptions may occur in combination with a Homestead

Five Year Tax History

Disclaimer: This information is provided to the taxpayer Per Senate Bill 18 and House Bill 1984, ammended subsection (c) and added subsection (c-1) to Section 31.01 of the Tax Code, enacted by the legislature of the State of Texas.

Parcel ID: M20750000009A00

Tax Year	Tax Unit	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	Tax Imposed Change From Previous Year	Tax Year	Tax Unit	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	Tax Imposed Change From Previous Year
2023	CML	145,676	145,676	0.457285	666.15	-4.71 %	2022	CML	145,676	145,676	0.479900	699.10	-3.17 %
Total						666.15 -4.71 %	Total						699.10 -3.17 %
2021	CML	145,676	145,676	0.495600	721.97	0.00 %	2020	CML	145,676	145,676	0.495600	721.97	-0.02 %
Total						721.97 0.00 %	Total						721.97 -0.02 %
2019	CML	145,676	145,676	0.495677	722.08	3.43 %	2018	CML	145,676	145,676	0.479234	698.13	
Total						722.08 3.43 %	Total						698.13

Tax Unit	2023	2018	2023	2018	2023	2018	2023	2018	Five Year % of Change				
	Appraised Value	Appraised Value	Taxable Value	Taxable Value	Tax Rate	Tax Rate	Tax Imposed	Tax Imposed	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	
CML	145,676	145,676	145,676	145,676	0.457285	0.479234	666.15	698.13	0.00 %	0.00 %	-4.58 %	-4.58 %	
Total									666.15	698.13			-4.58 %

Taxing Unit Code and Description:

CML - CITY OF MCALLEN

CITY OF MCALLEN 2023 TAX STATEMENT

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IF PAID BY		AMOUNT DUE
NOVEMBER	30, 2023	164,494.65
DECEMBER	31, 2023	164,494.65
JANUARY	31, 2024	164,494.65
FEBRUARY	29, 2024	176,009.28
MARCH	31, 2024	179,299.17
APRIL	30, 2024	182,589.06

INT 21 446 11

PALM CROSSING TOWN CENTER LLC
PO BOX 2410
COLUMBUS, OH 43216-2410



M207500000002B000000164494656

Pay only one of the amounts above
Prior years not included
Discounts or P & I have been applied

APPRAISED VALUE ASSESSED VALUE		APPRAISED / ASSESSED VALUE IMPROVEMENTS	AGRICULTURE VALUE	TAXABLE VALUE BEFORE EXEMPTIONS	‡EXEMPTIONS	MORTGAGE CODE	BILL NUMBER
LAND 14,002,992		21,969,028	0	35,972,020			047993
TAXING UNIT CODE	TAXING UNITS	ASSESSED VALUE (100% RATIO)	TOTAL EXEMPTIONS	NET TAXABLE VALUE	TAX RATE (PER \$100)	LATE APPLICATION PENALTY	TAX AMOUNT DUE
CML	CITY OF MCALLEN	35,972,020		35,972,020	0.457285		164,494.65
1/2% Sales Tax Reduced 67,060.83		CITY TAXES BY \$		Total Property Taxes:			164,494.65

Property owners who qualify for an Over 65 or Homestead, Disabled and/or Disabled Veterans Exemption may qualify for our Quarterly Payment Plan. To qualify for this plan, you must notify our office and make the 1st installment no later than January 31st. For more information, please contact our office.

*INDICATES 10% CAPPED VALUE - QUESTIONS ON VALUES CALL HIDALGO
COUNTY APPRAISAL DISTRICT AT (956) 381-8466

Property ID Number	M207500000002B00
Situs Location	3300 EXPWY 83 BLDG 800 MCALLEN
Legal Description	MCALLEN CONVENTION CENTER LOT 2B
	ACRES: 26.7887

TAXING UNIT CODE	FREEZE CODE	AMOUNT
FULL MARKET VALUE		35,972,020
IF PAID BY		AMOUNT DUE
NOVEMBER	30, 2023	164,494.65
DECEMBER	31, 2023	164,494.65
JANUARY	31, 2024	164,494.65
FEBRUARY	29, 2024	176,009.28
MARCH	31, 2024	179,299.17
APRIL	30, 2024	182,589.06

Pay To: City of McAllen Tax Office
311 N. 15th Street (Physical Address)
McAllen, TX 78501
(956) 681-1330
Rebecca M. Grimes, RTA/RTC

Pay online at www.mcallen.net
Payments made via credit card or electronic
check are subject to an additional fee.



PENALTY--INTEREST & COLLECTION FEES RESULTING FROM
LATE PAYMENT OF TAXES PAID IN:

FEB, ADD 7%	MAY, ADD 13%	AUG, ADD 19% + 15%
MAR, ADD 9%	JUN, ADD 15%	SEP, ADD 20% + 15%
APR, ADD 11%	JUL, ADD 18% + 15%	OCT, ADD 21% + 15%

KEEP THIS COPY FOR YOUR RECORDS

SEE REVERSE SIDE

CANCELLED CHECK WILL SERVE AS YOUR RECEIPT

INFORMATION ON TEXAS PROPERTY TAX LAW

- 1 A tax lien is AUTOMATICALLY placed on January 1 of each year to insure that taxes are paid. Tax rates are usually set in September and the tax bills are usually mailed on October 1.
- 2 You have from October 1 to January 31 of the next year to pay your taxes without penalty or interest. If you don't pay the FULL amount by January 31st, you will be charged penalty and interest beginning February 1st as reflected on the Tax Statement.
- 3 Penalty and interest is imposed at the statutory rate of 12% penalty and 12%/year interest per year on unpaid taxes WHETHER OR NOT THE TAXPAYER RECEIVED THE TAX BILL. By July, a delinquent taxpayer will have incurred an 18% penalty and interest, and run a high risk of being sued or having their property seized prior to that time.
- 4 If taxes are not paid by July 1, the provision of Chapter 33, Texas Property Tax Code, will necessitate an additional 15% collection fee.
- 5 The Tax Collector does not have ANY legal authority to forgive the penalty or interest charge on unpaid tax.
- 6 On real property (land and buildings), the current owner can be held accountable for any unpaid taxes even for years before she/he bought the property. The new owner is liable for the entire year's tax to the Tax Collector, even if that person bought the property during the year and had their tax prorated with the seller at the time of closing.
- 7 THE TAX OFFICE RECEIVES PROPERTY VALUES VIS-A-VIS THE COUNTY APPRAISAL DISTRICT OFFICE.
- 8 The City Tax Office just COLLECTS property Taxes.
- 9 The COUNTY APPRAISAL DISTRICT (CAD) is a separate local agency and is not a part of the City of McAllen Tax Office. The CAD decides what property is to be taxed, its appraised value, whether to grant exemptions, who the taxable owner is and their address, and what taxing jurisdictions can tax the property.
- 10 PARTIAL PAYMENT OF TAXES IS NOW ACCEPTABLE.

ASSESSMENT RATIO FOR ALL TAXING UNITS IS 100%

‡ Exemption Codes:

A - Agricultural Value H - General Homestead * 1-9 - Veterans Disability Level
D - Disability Homestead S - Senior Citizen Homestead * The Disabled Veterans Exemptions may occur in combination with a Homestead

Five Year Tax History

Disclaimer: This information is provided to the taxpayer Per Senate Bill 18 and House Bill 1984, ammended subsection (c) and added subsection (c-1) to Section 31.01 of the Tax Code, enacted by the legislature of the State of Texas.

Parcel ID: M20750000002B00

Tax Year	Tax Unit	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	Tax Imposed Change From Previous Year	Tax Year	Tax Unit	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	Tax Imposed Change From Previous Year
2023	CML	35,972,020	35,972,020	0.457285	164,494.65	-0.90 %	2022	CML	34,588,481	34,588,481	0.479900	165,990.12	1.49 %
Total						164,494.65 -0.90 %	Total						165,990.12 1.49 %
2021	CML	33,000,000	33,000,000	0.495600	163,548.00	-15.66 %	2020	CML	39,127,930	39,127,930	0.495600	193,918.02	-5.10 %
Total						163,548.00 -15.66 %	Total						193,918.02 -5.10 %
2019	CML	41,225,596	41,225,596	0.495677	204,345.80	0.81 %	2018	CML	42,298,199	42,298,199	0.479234	202,707.35	
Total						204,345.80 0.81 %	Total						202,707.35

Tax Unit	2023	2018	2023	2018	2023	2018	2023	2018	Five Year % of Change			
	Appraised Value	Appraised Value	Taxable Value	Taxable Value	Tax Rate	Tax Rate	Tax Imposed	Tax Imposed	Appraised Value	Taxable Value	Tax Rate	Tax Imposed
CML	35,972,020	42,298,199	35,972,020	42,298,199	0.457285	0.479234	164,494.65	202,707.35	-14.96 %	-14.96 %	-4.58 %	-18.85 %
Total							164,494.65	202,707.35	-18.85 %			

Taxing Unit Code and Description:

CML - CITY OF MCALLEN

2025 TAX STATEMENT



PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540

Certified Owner:

PALM CROSSING TOWN CENTER LLC
 PO BOX 2410
 COLUMBUS, OH 43216-2410

**Legal Description:**

MCALLEN CONVENTION CENTER LOT 9A COMM
 AREA

Account No: M2075-00-000-009A-00**Appr. Dist. No.: 711705****Legal Acres:** 2.6754**Parcel Address:** W INTERSTATE HWY 2**As of Date:** 04/24/2024**Print Date:** 04/24/2024

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$145,676	\$0	\$145,676	\$145,676	\$0	\$0	\$0	\$145,676

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
HIDALGO COUNTY	\$145,676		\$0.00	\$145,676	0.5750000	\$837.64
DRAINAGE DIST #1	\$145,676		\$0.00	\$145,676	0.1139000	\$165.92
MCALLEN ISD	\$145,676		\$0.00	\$145,676	1.0011000	\$1,458.36
SOUTH TEXAS ISD	\$145,676		\$0.00	\$145,676	0.0492000	\$71.67
SOUTH TEXAS COLLEGE	\$145,676		\$0.00	\$145,676	0.1562000	\$227.55

Total Tax: \$2,761.14**Total Tax Paid to date:** \$2,761.14**Total Tax Remaining:** \$0.00**Exemptions:****AMOUNT DUE IF PAID BY:**

04/30/2024 11%	05/31/2024 13%	07/01/2024 15%	07/31/2024 18 + up to 15%	09/02/2024 19 + up to 15%	09/30/2024 20 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10/31/2024 21 + up to 15%	12/02/2024 22 + up to 15%	12/31/2024 23 + up to 15%	01/31/2025 24 + up to 15%	02/28/2025 25 + up to 15%	03/31/2025 26 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

MCALLEN ISD 2023 M&O .84480000 I&S .15630000 Total 1.0011000 2022 M&O 1.0206000 I&S .07580000 Total 1.0964000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.175

**Print Date:** 04/24/2024**PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:**

PABLO (PAUL) VILLARREAL JR., PCC
 HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
 PO BOX 178
 EDINBURG, TEXAS 78540
 (956) 318-2157



* M 2 0 7 5 0 0 0 0 0 0 9 A 0 0 *

**AMOUNT PAID:**

\$ _____

M2075-00-000-009A-00

PALM CROSSING TOWN CENTER LLC
 PO BOX 2410
 COLUMBUS, OH 43216-2410

00007117050000000000

2023 TAX STATEMENT



PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540

Certified Owner:

PALM CROSSING TOWN CENTER LLC
 PO BOX 2410
 COLUMBUS, OH 43216-2410

**Legal Description:**

MCALLEN CONVENTION CENTER LOT 2B

Account No: M2075-00-000-002B-00**Appr. Dist. No.: 714410****Legal Acres:** 26.7887**Parcel Address:** 3300 EXPWY 83 BLDG-800**As of Date:** 04/24/2024**Print Date:** 04/24/2024

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$14,002,992	\$21,969,028	\$35,972,020	\$35,972,020	\$0	\$0	\$0	\$35,972,020
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
HIDALGO COUNTY		\$35,972,020		\$0.00	\$35,972,020	0.5750000	\$206,839.12
DRAINAGE DIST #1		\$35,972,020		\$0.00	\$35,972,020	0.1139000	\$40,972.13
MCALLEN ISD		\$35,972,020		\$0.00	\$35,972,020	1.0011000	\$360,115.89
SOUTH TEXAS ISD		\$35,972,020		\$0.00	\$35,972,020	0.0492000	\$17,698.23
SOUTH TEXAS COLLEGE		\$35,972,020		\$0.00	\$35,972,020	0.1562000	\$56,188.30

Total Tax: \$681,813.67**Total Tax Paid to date:** \$681,813.67**Total Tax Remaining:** \$0.00**Exemptions:****AMOUNT DUE IF PAID BY:**

04/30/2024 11%	05/31/2024 13%	07/01/2024 15%	07/31/2024 18 + up to 15%	09/02/2024 19 + up to 15%	09/30/2024 20 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10/31/2024 21 + up to 15%	12/02/2024 22 + up to 15%	12/31/2024 23 + up to 15%	01/31/2025 24 + up to 15%	02/28/2025 25 + up to 15%	03/31/2025 26 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

MCALLEN ISD 2023 M&O .84480000 I&S .15630000 Total 1.0011000 2022 M&O 1.0206000 I&S .07580000 Total 1.0964000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.75

**Print Date:** 04/24/2024**PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:**

PABLO (PAUL) VILLARREAL JR., PCC
 HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
 PO BOX 178
 EDINBURG, TEXAS 78540
 (956) 318-2157



* M 2 0 7 5 0 0 0 0 0 0 2 B 0 0 *

**AMOUNT PAID:**

\$ _____.

M2075-00-000-002B-00

PALM CROSSING TOWN CENTER LLC
 PO BOX 2410
 COLUMBUS, OH 43216-2410

00007144100000000000

2023 TAX Recoverable Cost Computation

RE: TENANT: BIG LOTS DATE: 3/31/2023
 ACCOUNT: 260320-046553
 SUITE: XDB

	RECOVERY FROM	1/1/2023	TO	12/31/2023
RECOVERY CATEGORY: RET - REAL ESTATE TAX	CENTER GLA		310,155	
NET CURRENT YEAR COSTS		\$	849,735.61	
WEIGHTED AVERAGE PROJECT AREA (SQ FT)			266,087	
SUITE SQUARE FOOTAGE			35000	
TENANT AREA AS FRACTION OF TOTAL PROJECT AREA			0.1128468	
CHARGE COMMENCEMENT			1/1/2023	
TOTAL NUMBER OF TENANT RECOVERY DAYS			365	
TOTAL NUMBER OF DAYS COSTS INCURRED			365	
OCCUPANCY PERCENTAGE FOR YEAR			100%	
TOTAL CHARGEABLE TO TT		\$	95,889.95	
LESS: AMOUNT BILLED FOR PERIOD		\$	-	
ADDITIONAL AMOUNT DUE OR (CREDIT)		\$	95,889.95	

PLEASE REMIT PAYMENT TO THE FOLLOWING:
 PALMS CROSSING TOWN CENTER
 P.O. BOX 741751
 ATLANTA, GA 30374-1751